

# \$335,000 - 201, 804 18 Avenue Sw, Calgary

MLS® #A2260510

**\$335,000**

1 Bedroom, 1.00 Bathroom, 611 sqft

Residential on 0.00 Acres

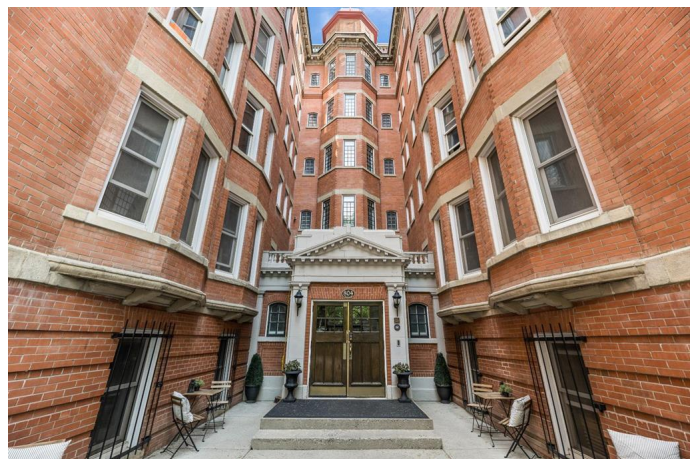
Lower Mount Royal, Calgary, Alberta

Heritage Charm Meets Urban Lifestyle â€“  
Restored Beauty in Anderson Estates!  
Welcome to Calgaryâ€™s most iconic heritage  
building in the heart of Lower Mount Royal.

This newly restored 1-bedroom inner courtyard  
unit in Anderson Estates blends vintage  
character with carefully completed  
renovations, making it one of the most  
desirable offerings in this landmark property.  
Inside, the home showcases professional  
plaster repair and fresh paint throughout,  
preserving heritage detail while presenting a  
polished finish. The bathroom has been  
updated with new grout, polished and sealed  
tile, a pedestal sink, and period-inspired  
vintage lighting. In the bedroom, a Schonbek  
crystal chandelier adds a touch of timeless  
elegance, creating a warm and sophisticated  
retreat.

Other highlights include 10â€™ ceilings,  
granite kitchen counters, custom maple  
cabinetry, in-suite laundry, and the original  
cast iron clawfoot tub. The formal dining room  
retains its historic built-in china cabinet, while  
the spacious living room offers views of brick  
and sandstone along with potential for a  
second bedroom conversion.

Anderson Estates is a pet-friendly community  
celebrated for its vibrant and creative  
atmosphere. Residents enjoy weekday  
CONCIERGE SERVICE, assigned storage  
lockers, oversized common laundry, bike  
storage, and two stunning sandstone  
courtyards with BBQ, fire table, and lounge



areas. Summer weekend movies in the courtyard! Eligible for City of Calgary heritage street parking permit or lease nearby underground parking. Perfectly located just steps to 17th Avenue’s boutiques, cafés, dining, and transit”this home represents exceptional value in a truly unique heritage setting.

Built in 1912

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2260510          |
| Price          | \$335,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 611               |
| Acres          | 0.00              |
| Year Built     | 1912              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 201, 804 18 Avenue Sw |
| Community   | Lower Mount Royal     |
| Condo       | Anderson Apartments   |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2T0G8                |

**Amenities**

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Bicycle Storage, Storage, Laundry |
| Parking   | Off Street                        |

**Interior**

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Soaking Tub, Track Lighting, Wood Windows |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                  |
| Heating           | Boiler, Hot Water, Radiant                                                                                                                   |
| Cooling           | None                                                                                                                                         |
| # of Stories      | 5                                                                                                                                            |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Courtyard       |
| Roof              | Rolled/Hot Mop  |
| Construction      | Brick, Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 18                   |
| Zoning         | M-C2                 |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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